



SUMMIT LODGE, LOWER TERRACE
HAMPSTEAD, LONDON NW3



A fabulous 1st floor apartment in a prestigious, landmark development at London's highest point adjacent to Hampstead Heath. This exceptional apartment offers around 2,524 Sq ft of lateral accommodation, with well-proportioned rooms, many with a delightful outlook over communal gardens towards the Heath.

Approached from a lift to the 1st floor, there is a generous entrance hall, a dining room open to large reception room, kitchen/breakfast room, generous principal bedroom with en-suite bathrooms, bedroom 2 with en-suite bathroom, study/bedroom 3, guest WC, utility room, and an 18' terrace. Additionally, there are 2 underground parking spaces and use of the leisure centre with indoor swimming pool.

Summit Lodge is a unique luxury gated development comprising just 12 apartments with 24-hour concierge. There are well manicured communal gardens to the rear with a parking forecourt for residents' guests to the front.

The location is adjacent to the Heath at Whitestone Pond, a short walk into the centre of Hampstead Village, with its eclectic mix of restaurants, cafes, shops, boutiques, along with Hampstead Underground station (Northern Line).

GUIDE PRICE £2,890,000

SOLE SELLING AGENT

LEASEHOLD AND SHARE OF FREEHOLD

ACCOMODATION AND AMMENITIES

Entrance Hall; Guest Cloakroom; Reception Room open to Dining Room, Kitchen/Breakfast Room; Principal Bedroom with Ensuite Bathrooms; Bedroom 2 with Ensuite Bathroom; Study/Bedroom 3; Utility Room; Large Balcony; Underground Secure Private Parking for 2 Cars; Communal Gardens; Swimming Pool /Leisure Complex; 24 Hour Concierge; EPC rating 84B; Local Authority – Camden; Council Tax Band H. Current Service Charge as at 1.10.26 is £8,628 per quarter.







Summit Lodge,
Lower Terrace, NW3
Approximate Gross Internal Area
234.48 sq m / 2,524 sq ft

(CH = Ceiling Heights)



First Floor